

IN THE MATTER OF  
THE APPLICATION OF  
GLADYS E. MOORE, P.R. FOR  
ESTATE OF E. SCOTT MOORE, AND  
ORMSBY S. MOORE /LEGAL OWNERS  
FOR RECLASSIFICATION FROM  
D.R. 5.5 TO B.L.-C.S.A. ON  
PROPERTY LOCATED ON THE NORTH-  
EAST SIDE EBENEZER RD., 316'  
SOUTHEAST OF CENTERLINE BELAIR  
ROAD (4208 EBENEZER ROAD)  
11TH ELECTION DISTRICT  
5TH COUNCILMANIC DISTRICT

OPINION

Gladys E. Moore, Personal Representative for the Estate of E. Scott Moore, and Ormsby S. Moore, the owners of real property known as 4208 Ebenezer Road, together with the Baltimore County Savings Bank, F.S.B., seek by Petition a reclassification of part of the subject site from D.R. 5.5 to B.L.-C.S.A., and a special exception for a use permit for the existing business parking in the adjacent residential zone, and, finally, a variance with regard to the existing 20-foot driveway in lieu of the current 22-foot standard required by the Baltimore County Zoning Regulations (BCZR).

The Board heard testimony from Jeffrey Long, the Baltimore County Planner assigned to the district in which the subject site exists, and Richard Smith, who was accepted as an expert witness in professional land planning and site planning. From their testimony and exhibits offered by the Petitioners, we find the following facts.

Since 1945 the subject site existed under commercial zoning. In 1974 the owners constructed a building which then began to house the Baltimore County Savings Bank and its operations at the Ebenezer Road address. Unbeknownst to the owners of the property and the operators of the bank, the zoning line delineating the

Case No. CR-93-394-XA Baltimore County Savings Bank 2  
B.L.-C.S.A. zone bisected the subject property and the building erected by the owners in 1974. The zoning maps following the 1974 erection of that building up through and including the 1992 Comprehensive Zoning Maps continued the zoning line as it presently exists with the line bisecting the lot, resulting in B.L.-C.S.A. zoning on the western portion of the lot closest to the intersection of Joppa and Belair Roads, and D.R. 5.5 on the eastern portion of the lot closest to the Perry Hall Middle School.

Upon review, the Office of Planning & Zoning recommended that the Petitioners' request for rezoning of the entire site to B.L.-C.S.A. be approved since it would result in a unified classification of a parcel of land which is already fully developed and which has been used for commercial purposes since 1974. The proposed rezoning is consistent with the Baltimore County Master Plan, and rezoning should not have any negative impact on any adjacent properties. Furthermore, Mr. Long of the Office of Planning & Zoning rendered an opinion that the split zone on the subject site resulted from an error in the zoning maps, and, had it come to the attention of the Planning & Zoning office during the comprehensive map process, the Office of Planning & Zoning would have recommended a change to the zoning as requested by the Petitioners.

We find as a fact, based on the testimony of Mr. Long and Mr. Smith, that the D.R. 5.5 zoning on a portion of the subject property is in error and that no reasonable residential use for the approximate .2 acre portion zoned residential could be made as it would support the erection of only one residence, which would be sandwiched between commercial uses. We find as a fact that the

Case No. CR-93-394-XA Baltimore County Savings Bank 3  
B.L.-C.S.A. zoning Petitioners seek is appropriate for the site since we find as a fact that there is no adverse environmental impact nor any adverse impact on the health, safety, general welfare or traffic in the community.

Petitioners' investigation into the possibility of expanding the building led it to examine the zoning which uncovered the error mentioned above. Upon doing so, Petitioners also discovered that the 20-foot driveway located on the eastern side of the existing building would not now meet the requirements of the BCZR which presently require the right-of-way to be 22 feet wide. We find as a fact that the owners face undue hardship and practical difficulty if a variance from the 22-foot standard was not granted inasmuch as it would have to destroy the existing parking lot, curbing, and potentially part of the building in order to construct an additional 2 feet for the driveway.

Thirdly, Petitioners recognize that the parking it presently utilizes within the D.R. 5.5 zone pursuant to a lease arrangement with Baltimore County, Maryland, which will remain zoned D.R. 5.5 should the Petition be granted, necessitates the granting of a special exception to permit such use to continue. Petitioners' Exhibit 6 consists of a lease with Baltimore County for the ground on which the parking spaces have been placed which expires by its terms in 1995 but which has been extended by a letter (Petitioner's Exhibit 7) until the year 2010. Accordingly, Petitioners have requested a special exception to permit the continued use of the parking spaces delineated on Petitioners' Exhibit 1A (the plat accompanying the Petition). We find as a fact that the requirements of Section 502.1 have been met; however, in granting

Case No. CR-93-394-XA Baltimore County Savings Bank 4  
the special exception, we place certain conditions on the use of the residential zone for parking. Those conditions are contained in the parking requirement notes 1 through 8 on Petitioners' Exhibit 1A.

Finally, having found factually that the evidence produced by Petitioners meets the requirements of Section 2-356(j) and that reclassification of the property as requested is warranted, we find from the evidence presented that the proposed use of the property shall be limited to that of a bank or bank offices since the evidence in the case does not support any other commercial use of the property, and, with the exception of one portion of Note 4 of the general notes contained on Petitioners' Exhibit 1A, all of the evidence shows the existing and proposed future use until the year 2010 as being restricted to bank or bank offices. Accordingly, we shall grant the Petitions as stated above.

ORDER

IT IS THEREFORE this 23rd day of June, 1993 by the County Board of Appeals of Baltimore County ORDERED that the requested Petition for Reclassification of the subject site from D.R. 5.5 to B.L.-C.S.A. pursuant to the documented site plan entered as Petitioners' Exhibit 1A be and is hereby GRANTED; and it is further

ORDERED that the requested variance to permit a 20-foot driveway in lieu of the required 22 feet pursuant to Petitioners' Exhibit 1A be and is hereby GRANTED; and it is further

ORDERED that a special exception for a use permit for the existing business parking in the adjacent residential zone, pursuant to Petitioners' Exhibit 1A be and is hereby GRANTED,

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subject to the conditions contained in the parking requirement notes 1 through 8 on Petitioners' Exhibit 1A. Further, the use of the property shall be limited to that of a bank or bank offices.  
Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY  
*William Clark*  
C. William Clark, Acting Chairman

*Harry E. Buchheister, Jr.*  
Harry E. Buchheister, Jr.

*S. Diane Levero*  
S. Diane Levero



County Board of Appeals of Baltimore County  
OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

June 23, 1993

David M. Meadows, Esquire  
MOORE, CARNEY, RYAN & LATTANZI  
4111 E. Joppa Road, Suite 201  
Baltimore, MD 21236

RE: Case No. CR-93-394-XA  
Estate of E. Scott Moore /Baltimore County  
Savings Bank, F.S.B.

Dear Mr. Meadows:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Assistant

encl.

cc: Gladys E. Moore and  
Ormsby S. Moore  
Michael Dietz, President  
Baltimore County Savings Bank, FSB  
Mr. Richard Smith /KCI Technologies  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director of  
Zoning Administration



CR93-394-XA  
Petition for Reclassification  
to the Board of Appeals of Baltimore County  
for the property located at 4208 Ebenezer Road

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR5.5 zone to an BL-C.S.A. zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for: A use permit for the existing business parking in the adjacent residential zone constructed pursuant to a Lease Agreement with Baltimore County, Maryland dated November 6, 1985 as described in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

Section 409.4 with regard to the existing 20' driveway in lieu of the current 22' standard required by the Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Current Petitioner(s):  
Baltimore County Savings Bank, F.S.B.  
*Michael Dietz*  
Michael Dietz, President  
4208 Ebenezer Road  
Baltimore, Maryland 21236

Attorney for Petitioner:  
David M. Meadows  
Moore, Carney, Ryan & Lattanzi  
4111 E. Joppa Road, Suite 201  
Baltimore, Maryland 21236 (410) 529-4600

Legal Owner(s):  
Ormsby S. Moore  
Estate of E. Scott Moore  
Gladys E. Moore, Personal Representative  
4111 E. Joppa Road (410) 529-4600  
Baltimore, Maryland 21236  
OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING: \_\_\_\_\_  
DATE: \_\_\_\_\_  
RECEIVED ON: 6/14/93

STATEMENT IN SUPPORT OF RECLASSIFICATION PETITION

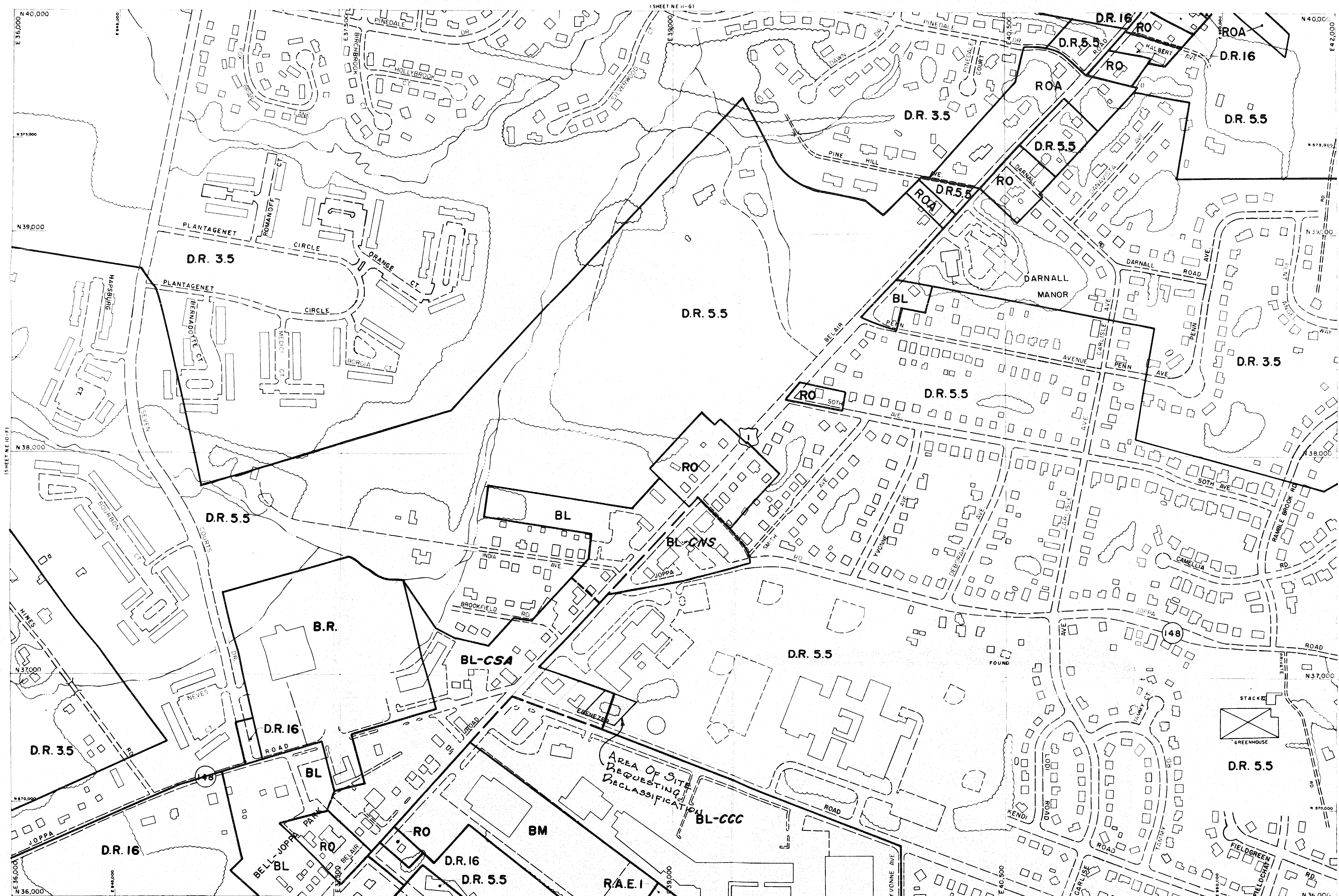
Property Ownership

The Estate of E. Scott Moore, Gladys E. Moore, Personal Representative, and Ormsby S. Moore, are the legal owners of the land, the subject of this Reclassification Petition, pursuant to a Deed dated November 13, 1973 and recorded in the Land Records of Baltimore County at Liber 5408, folio 348. The Baltimore County Savings Bank, F.S.B., joins in this Petition in accordance with its equitable interest in the real property under a long term land lease with the property owners pursuant to which the bank constructed the existing commercial building on the property (hereinafter the "Petitioners").

Property Location

As described on Exhibit 1 attached hereto and incorporated herewith, the land which is the subject of this Petition is located in the Perry Hall area of Baltimore County, Maryland at 4208 Ebenezer Road. The land consists of a parallelogram, each side of which is approximately 150 feet in length whose area is approximately 4.76 of an acre. In 1974, the Baltimore County Savings Bank, pursuant to its long term lease with the property owner, constructed a two-story 8,000 square foot building on the site with related parking. The property is bounded by another bank to the west (Signet Bank), the Perry Hall Elementary School to the north, a Baltimore County elevated water tank to the east and the right-of-way for Ebenezer Road to the south. Perry Hall Shopping Center is located directly across Ebenezer Road. The





M - NW  
Q - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William D. Howard*  
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	PERRY HALL	NE
DATE OF PHOTOGRAPHY JANUARY 1986		10-G

DEPOSITION  
EXHIBIT  
2



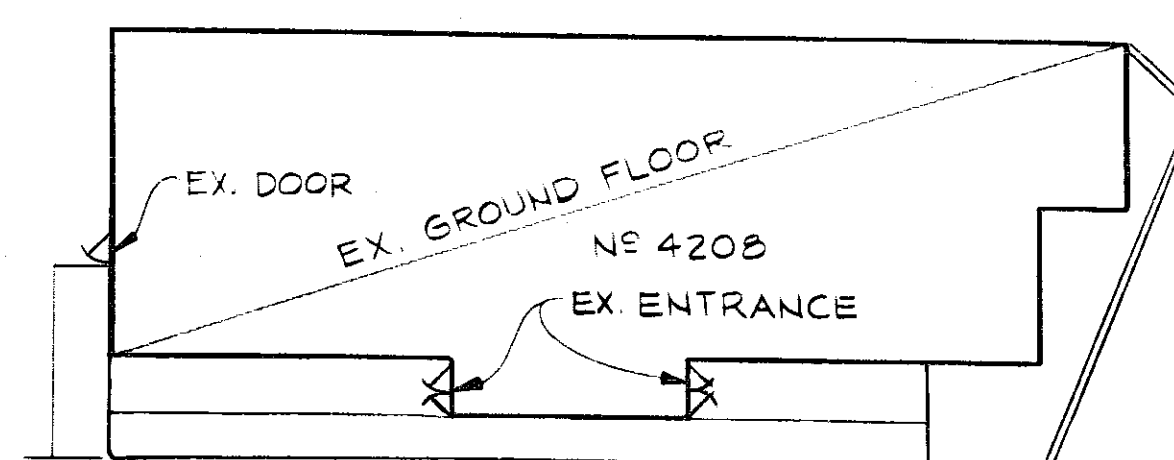
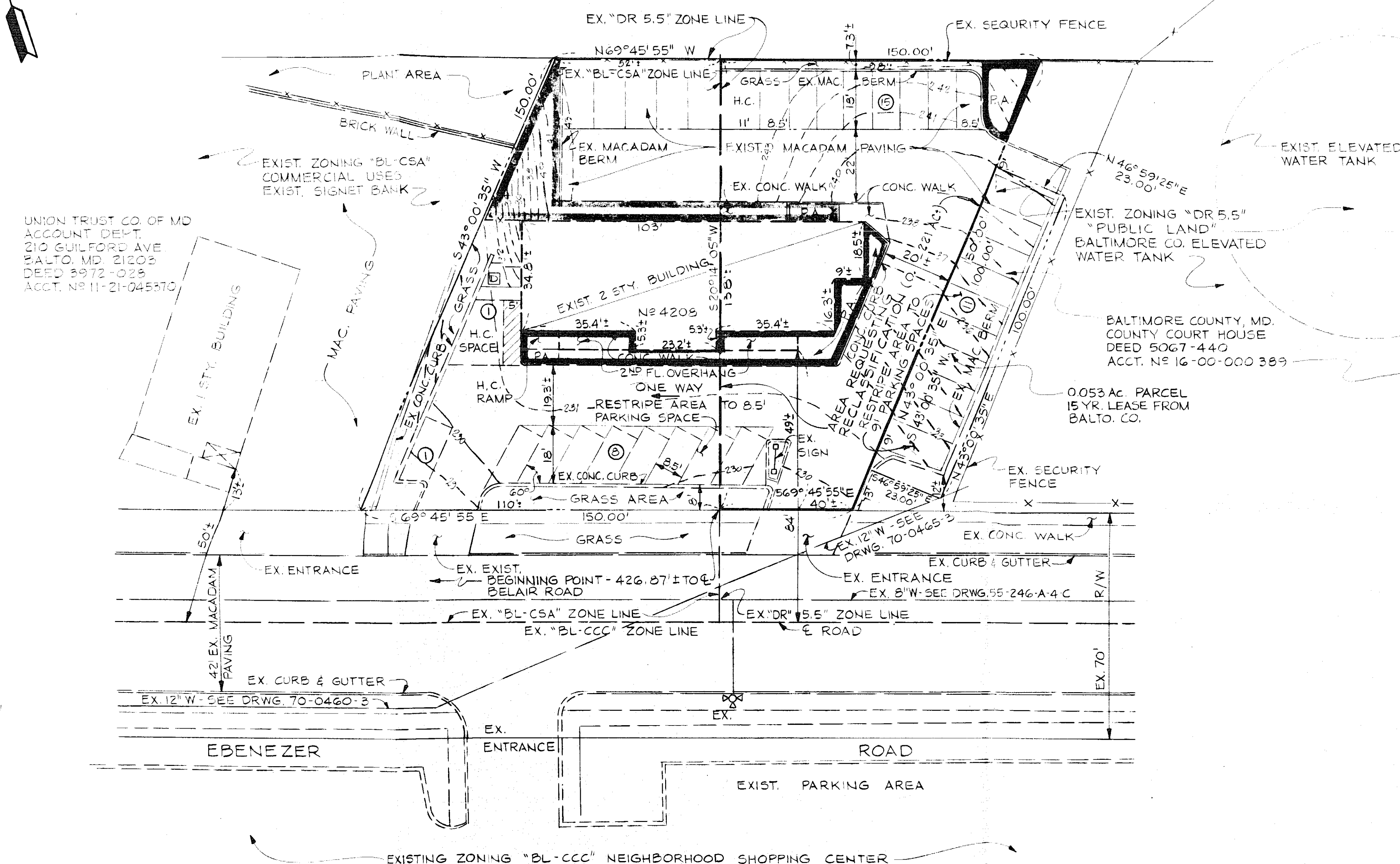




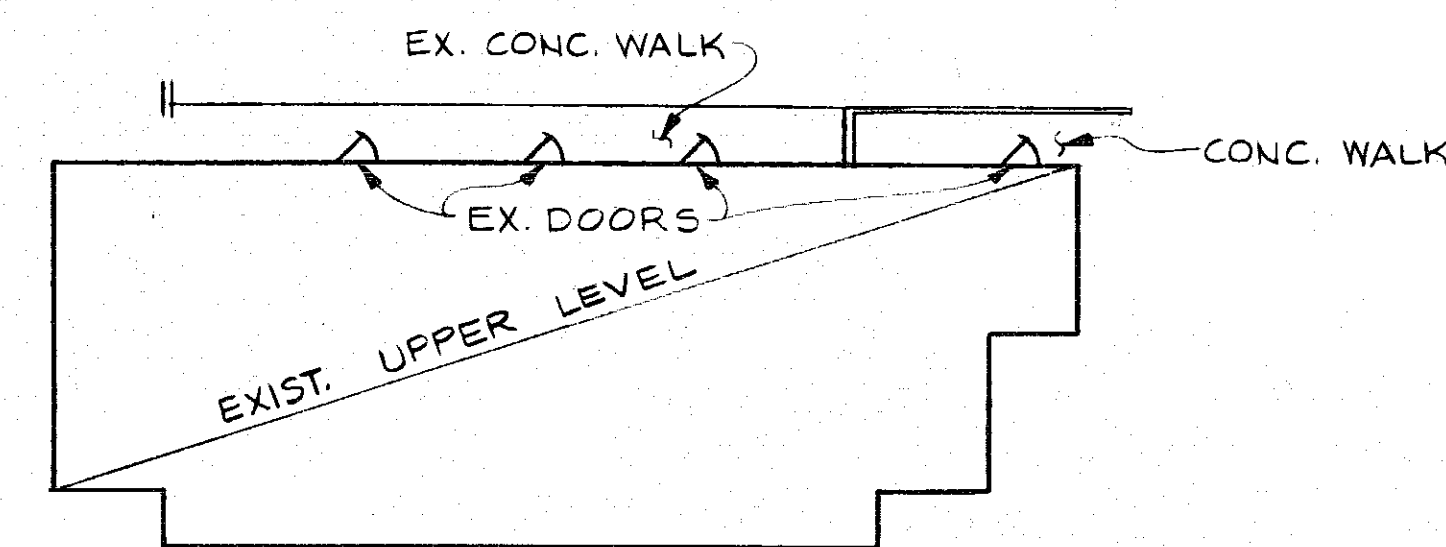


BALTIMORE COUNTY BOARD OF EDUCATION  
2407-362; 2504-130

EXISTING ZONING "DR 5.5" <- "PUBLIC LAND"  
PERRY HALL ELEMENTARY SCHOOL



EXISTING GROUND FLOOR PLAN  
SCALE: 1" = 20'



EXISTING UPPER LEVEL FLOOR PLAN  
SCALE: 1" = 20'

### GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.476 ACRES<sup>±</sup>; GROSS AREA EQUALS 0.582 ACRES<sup>±</sup>
2. EXISTING ZONING OF PROPERTY:
  - A. BL- CSA = 0.255 ACRES<sup>±</sup> (NET AREA); GROSS AREA = 0.24 AC<sup>±</sup>
  - B. UR 5.5 = 0.221 ACRES<sup>±</sup> (NET AREA REQUESTING RECLASSIFICATION); GROSS AREA = 0.25 ACRES<sup>±</sup>
3. PROPOSED ZONING OF PROPERTY "BL- CSA"
4. EXISTING & FUTURE USE OF PROPERTY - BANK & BANK OFFICES OR OTHER COMMERCIAL USES ALLOWED IN THE "BL- CSA" ZONE
5. FLOOR AREA RATIO:
  - A. ALLOWED = 75,056 S.F. (3x25,352)
  - B. EXISTING = 7,768 \* 0.31 (7,768 ÷ 25,352)
6. AMENITY OPEN SPACE: (SHADED AREAS)
  - A. REQUIRED = NONE
  - B. EXISTING = 2,324 S.F<sup>±</sup>
7. OFF- STREET PARKING DATA:
  - A. EXISTING GROUND FLOOR = 3769 S.F<sup>±</sup>
  - B. EXISTING UPPER FLOOR = 3999 S.F<sup>±</sup>
  - C. TOTAL FLOOR AREA = 7768 S.F<sup>±</sup> REQUIRING 25 SPACES (3.3/1000)
  - D. TOTAL PARKING SPACES ON SITE = 25 + 11 SPACES ON LEASED LAND = TOTAL OF 36 SPACES.
8. PUBLIC UTILITIES EXIST AT THE SITE
9. SITE IS LOCATED IN THE WHITE MARSH DRAINAGE AREA
10. TRASH COLLECTION IS BY PRIVATE CONTRACT.
11. THERE ARE NO EXISTING PONDS, STREAMS, NATURAL DRAINAGE COURSES OR OTHER BODIES OF WATER, WATER COURSES, 100 YEAR FLOOD PLAINS, MAJOR VEGETATION, UNUSUAL NATURAL FORMATION ON OR ADJACENT TO THE SITE.
12. HOURS OF OPERATION ARE 8:30 A.M. TO 10:00 P.M. MONDAY THROUGH SATURDAY.
13. MAXIMUM NUMBER OF EMPLOYEES ARE 36 FULL TIME & 9 PART TIME.
14. EXISTING SIGNAGE CONFORMS TO SECTION 413 OF THE BCZR.
15. EXISTING BUILDING, PARKING & SITE REQUIREMENTS MET 1974 CODE REQUIREMENTS

414  
CR-93-394-XA

OLD

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	Check		
	Design		
	Check		



**KCI TECHNOLOGIES INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
1020 CROMWELL BRIDGE ROAD  
BALTIMORE, MARYLAND 21204 (410) 321-5500

**OWNER**  
ESTATE OF E. SCOTT & ORMSBY S. SCOTT  
c/o MOORE, CARNEY, RYAN & LATTANZI  
4111 E. JOPPA ROAD  
BALTO, MD. 21236

ELECTION DIST. NO. 11  
COUNCILMANIC DIST. NO. 3  
CENSUS TRACT 4113.03  
DEED REF: 5408-348  
ACCT. NO. 11-02-002960

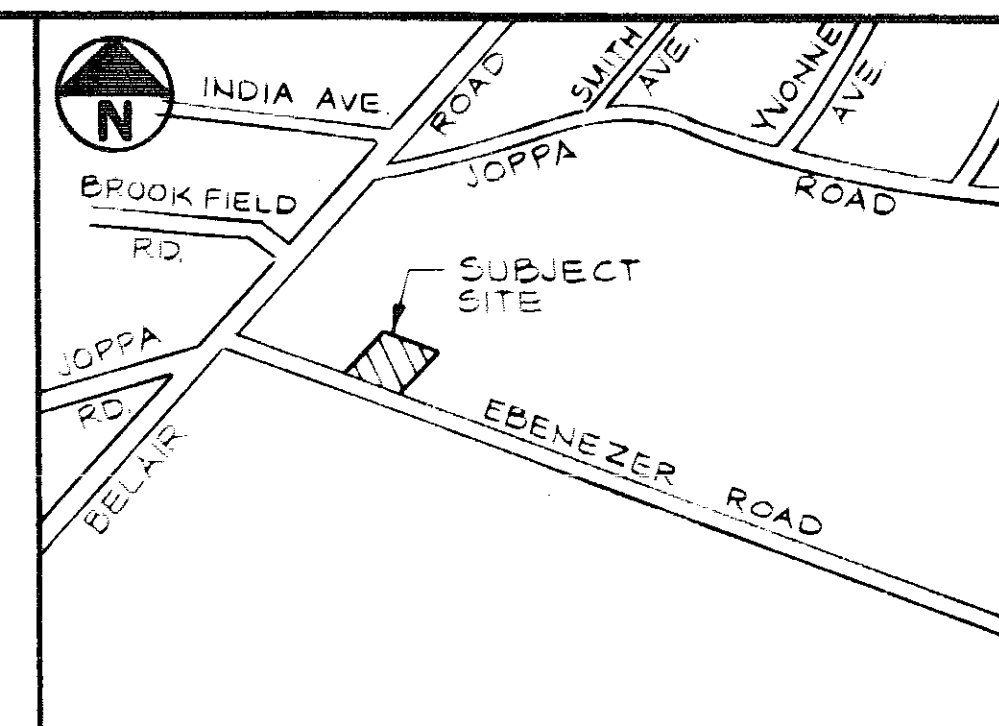
## SITE DATA

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY AT  
4208 EBENEZER ROAD

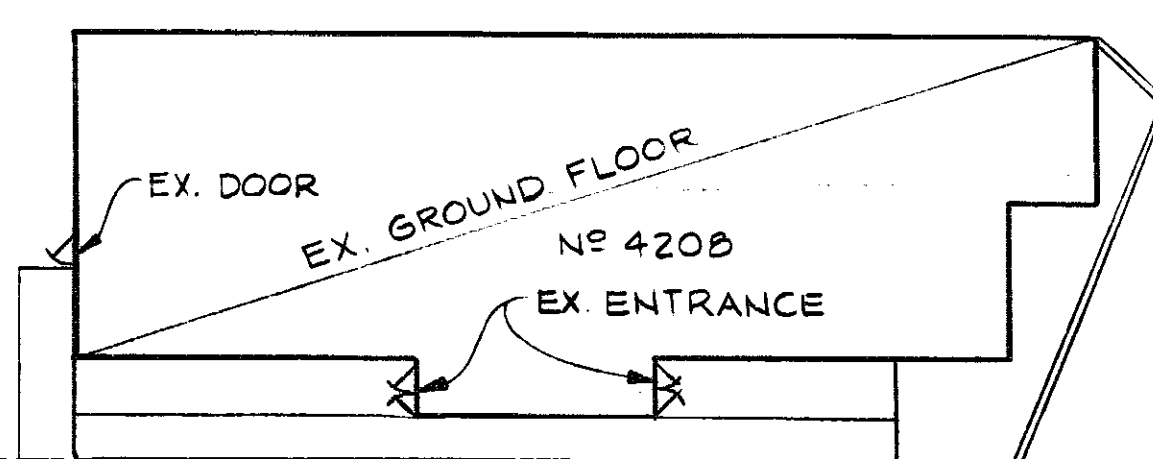
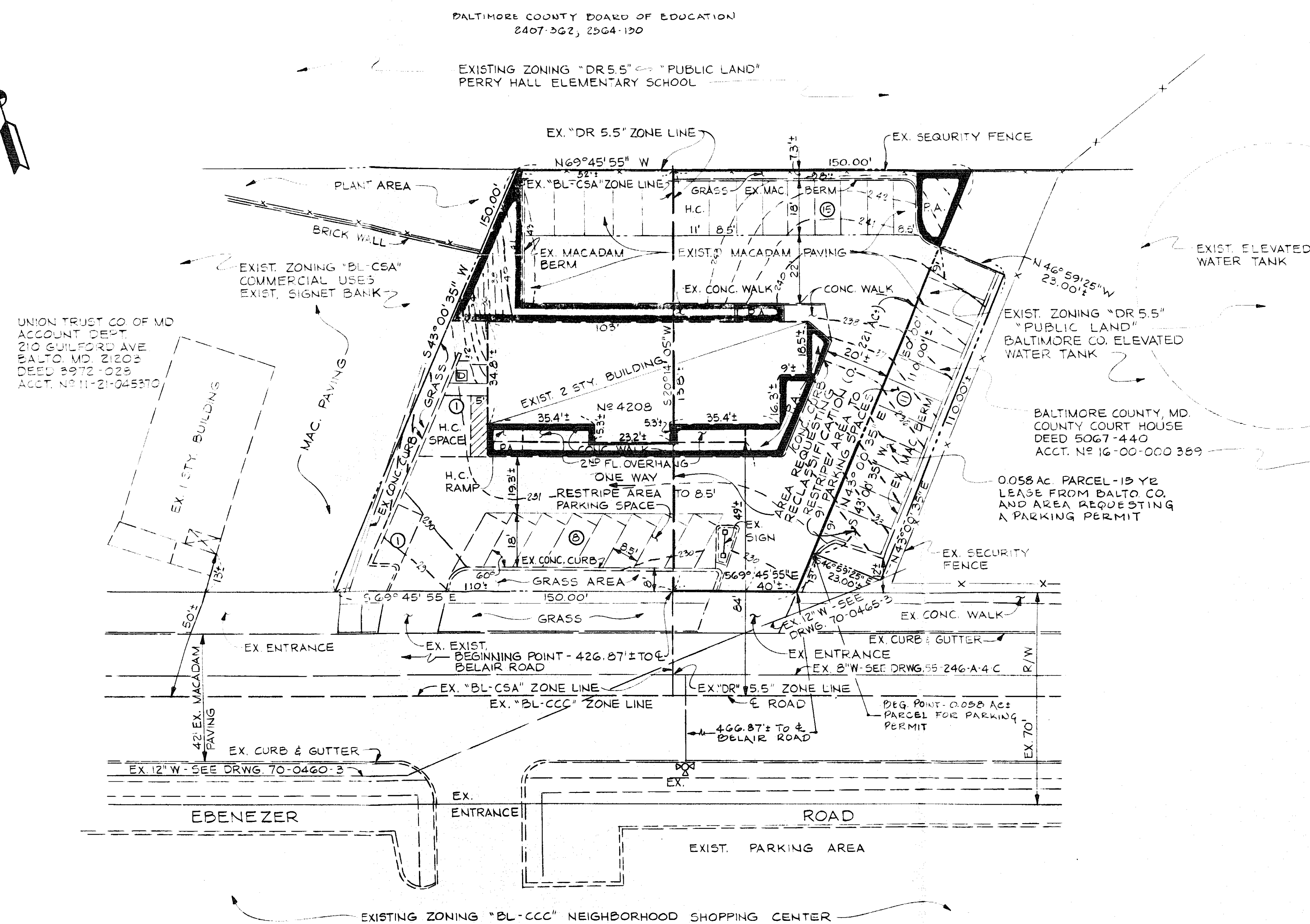
SHEET	DATE	JOB
1	APRIL 1993	NUMBER
OF	SCALE	
1	1" = 20'	84-9300

A & E INC. BALTIMORE  
04-93008

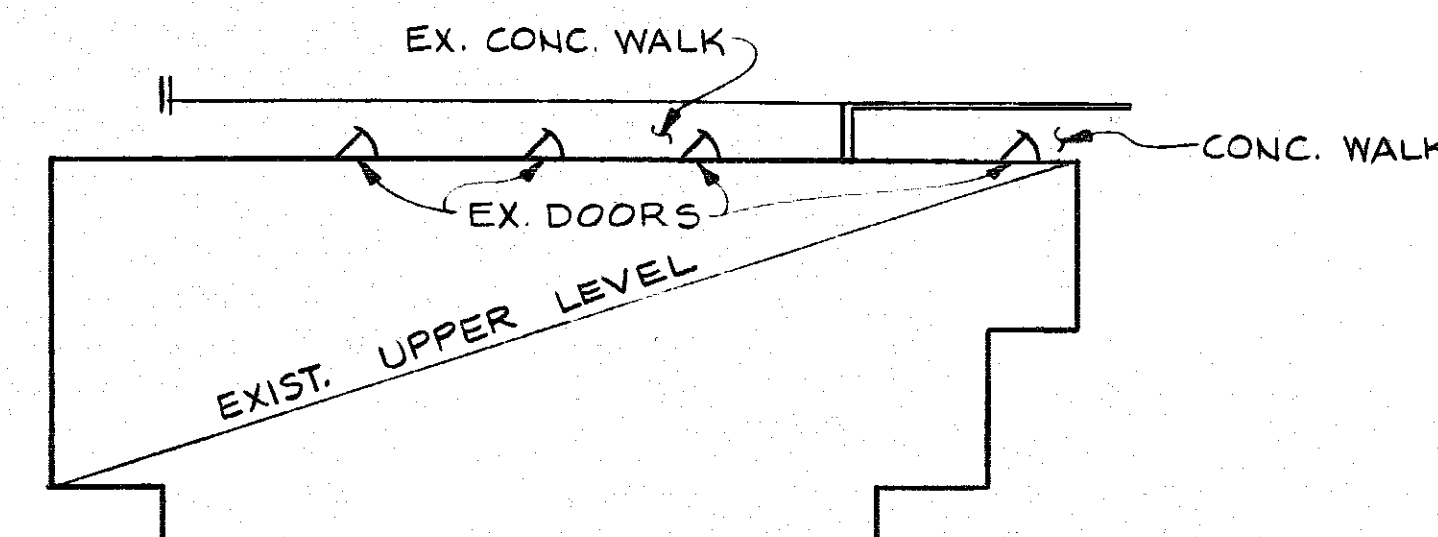




LOCATION PLAN  
SCALE: 1" = 500'



EXISTING GROUND FLOOR PLAN  
SCALE: 1" = 20'



EXISTING UPPER LEVEL FLOOR PLAN  
SCALE: 1" = 20'

### PARKING REQUIREMENTS IN A RESIDENTIAL ZONE (DR5.5)

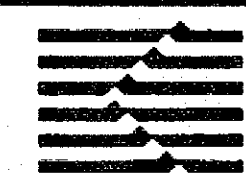
1. SCREENING & LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
2. A DURABLE, DUSTLESS SURFACE IS PROVIDED AND IS PROPERLY DRAINED.
3. LIGHTING WILL BE ADJUSTED TO REFLECT AWAY FROM RESIDENTIAL LOTS AND PUBLIC STREETS. LIGHT STANDARDS WILL BE PROTECTED BY CURBING OR LANDSCAPING. HOURS OF OPERATION WILL COINCIDE WITH THE HOURS OF THE BUILDING.
4. NO PARKING WILL BE WITHIN 10' OF A STREET RIGHT-OF-WAY LINE.
5. PARKING SPACES WILL BE STRIPED.
6. ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA.
7. NO LOADING, SERVICE OR ANY OTHERWISE SIMILAR USE WILL BE ALLOWED.
8. PARKING AREA WILL BE PROPERLY MAINTAINED AND REGULATED.

### GENERAL NOTES

1. AREA OF PROPERTY: EQUALS 0.476 ACRES; GROSS AREA EQUALS 0.582 ACRES.
2. EXISTING ZONING OF PROPERTY:
  - A. BL-CCS = 0.255 ACRES (NET AREA); GROSS AREA = 0.34 AC.
  - B. DR 5.5 = 0.221 ACRES (NET AREA REQUESTING RECLASSIFICATION); GROSS AREA = 0.25 ACRES.
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4. EXISTING & FUTURE USE OF PROPERTY: BANK & BANK OFFICES OR OTHER COMMERCIAL USES ALLOWED IN THE "BL-CCS" ZONE.
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#414  
CR93-394-XA  
REVISED  
5.14.93

Drafting	DATE	REVISIONS
Check		
Design		
Check		



**KCI TECHNOLOGIES INC.**  
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BALTIMORE, MARYLAND 21204 (410) 321-5500

OWNER  
ESTATE OF E. SCOTT & ORMSBY S. SCOTT  
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4111 E. JOPPA ROAD  
BALTO, MD. 21236

ELECTION DIST. NO. 11  
COUNCILMANC DIST. NO. 8  
CENSUS TRACT 418.03  
REED REF. 5468-2.18  
ACCT. NO. 11-02-982990

### SITE DATA

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY AT  
4208 EBENEZER ROAD

SHEET	DATE	JOB NUMBER
1	APRIL 1993	
OF	SCALE	
1	1" = 20'	04-93008



applicant is currently leasing some adjacent property from Baltimore County for 11 additional parking spaces adjacent to the east side of the existing improvements. Exhibit 1 describes the existing improvements in greater detail and constitutes a documented site plan for that portion of Petitioner's property which is currently zoned DR5.5.

#### Reclassification Request

As depicted on Petitioner's Exhibit 1, the property is bisected by a zoning boundary line as shown on the 1992 comprehensive zoning map (October 15, 1992). The western half of the property is zoned BL-CSA (business local - commercial, supporting area). The eastern half of the property is zoned DR5.5 (density residential 5.5 units per acre). By this Petition, the applicant is seeking to change the zoning boundary line such that the entire property is within the BL-CSA district.

It is the Petitioner's position that to classify approximately one-half of the Petitioner's property pursuant to the DR5.5 classification was error and that pursuant to Baltimore County Code Section 2-356, the Board of Appeals should grant the Petition for reclassification pursuant to the documented site plan so that the entire parcel is zoned in a single classification of BL-CSA. Such reclassification would be consistent with the Baltimore County master plan, the zoning regulations and zoning maps of Baltimore County. That it is the purpose and spirit of the zoning regulations and zoning maps not to divide small tracts of land between two zoning classifications. All adjacent uses are consistent with the BL-CSA district zone and

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the properties location on Ebenezer Road just east of Belair Road provides adequate present transportation facilities, water supply facilities, sewage, solid waste disposal facilities and other infrastructures necessary for the ongoing BL-CSA use for the property.

The current ongoing use of Petitioner's property has a commercial bank is compatible with the uses generally allowed under BL-CSA and in keeping with the character of the surrounding neighborhood. The Baltimore County Planning Board, the Office of Planning and Zoning, and Baltimore County Council all have in reviewing Petitioner's request determined that early action should be taken upon the Petitioner's Zoning Reclassification Petition in accordance with Section 2-356(1). Petitioner's request is consistent with the master plan of Baltimore County. Attached hereto and incorporated herewith is Petitioner's environmental impact statement which concludes that there are no adverse environmental effects associated with the Petitioner's request.

#### Use Permit

Integral to the Reclassification Petition is the Petitioner's request for a use permit for the existing business parking, as depicted on the Plat, on the adjacent residential zone. The adjacent property is also part of the DR5.5 zone and is owned by Baltimore County, Maryland. The property was improved by the Baltimore County Savings Bank pursuant to the terms of a Lease with Baltimore County dated November 6, 1985, a copy of which is attached to this Petition as Exhibit 2 which will

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expire unless further extended on November 14, 2010. At the time of the execution of the Lease, the classification of a portion of Petitioner's Lot and status of the adjacent Baltimore County property under the DR5.5 zones were unknown to the Petitioners, and evidently to Baltimore County when it executed the Lease Agreement. The property was improved to provide the adjacent parking. Therefore, Petitioner's request is integral and a part of the Reclassification Petition providing jurisdiction for the Board of Appeals to review and grant Petitioner's request.

#### Variance Request

Also integral to Petitioner's request for reclassification is its request for a variance for the two-way driveway as depicted on the Plat. At the time of the construction of Petitioner's building, it met all then current zoning requirements for construction of a commercial building with related parking. Subsequent to that time, Baltimore County amended Section 409 of the Baltimore County Zoning Regulations such that, instead of the 20 feet two-way drive, current regulations require 22 feet. Therefore, also integral to the Reclassification Petition, and the discovery that a portion of Petitioner's property was zoned DR5.5 as opposed to BL-CSA, the County has requested, and the Petitioner has petitioned for a variance from current standards of 2 feet.

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#### Alternative Uses

The Petition in this case is filed pursuant to Section 2-356 of the Baltimore County Code. Because of the unique nature of the Petition in that one-half of Petitioner's property is currently zoned BL-CSA and the other half DR-5.5, the Petitioner wishes to retain the zoning uses which they have, as of right under its present BL zone as set forth in Section 230 of the Baltimore County Zoning Regulations. This is especially true since the Zoning Petition involves a building that has existed on site since 1974. Although the entire building is currently used to house the main branch, executive, and administrative offices of the Baltimore County Savings Bank, F.S.B., portions of the building in the past, have been used for other uses allowed by right under the BL zone category. Therefore, in accordance with Section 2-356(1), in lieu of specifying a single use the Board, in granting the Reclassification Petition for one-half of Petitioner's property approve all uses allowed under the BL-CSA zone as of right as described and limited by the Baltimore County Zoning Regulation for such classification.

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#### DESCRIPTION

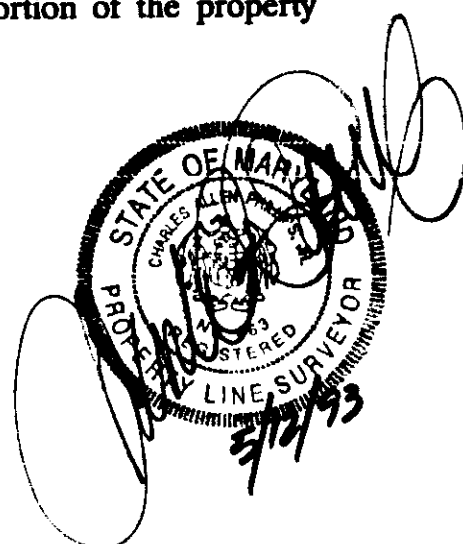
PORTION OF PROPERTY OF BALTIMORE COUNTY SAVINGS BANK  
4208 EBENEZER ROAD  
ELECTION DISTRICT 11  
BALTIMORE COUNTY, MARYLAND

This Description is for the Reclassification of Property

Beginning for the same at a point on the northeast side of Ebenezer Road, where said right-of-way line is bisected by the "BL-CSA/DR-5.5" zone line shown on zoning map "NE10-G"; said point of beginning being S 69° 45' 55" E 426.87 feet, more or less from the intersection of the north side of Ebenezer Road extended to the centerline of Belair Road; thence binding on the northeast side of Ebenezer Road (1) S 69° 45' 55" E 40.00 feet more or less, thence (2) N 43° 00' 35" E 150.00 feet to intersect the property of the Baltimore County Board of Education (Perry Hall Elementary School), thence binding on said line (3) N 69° 45' 55" W 98.00 feet more or less to intersect the aforementioned "BL-CSA/DR-5.5" zone line, thence binding on said line (4) S 20° 14' 05" W 138.00 feet more or less to the place of beginning.

Being that portion of land now zoned "DR5.5" as shown on the 1992 approved zoning map of Baltimore County, sheet "NE-10G". Said area of that portion of the property requesting reclassification equals 0.221 acres, more or less.

KCI Job Order No 04-93008



#### DESCRIPTION

PORTION OF PROPERTY OF BALTIMORE COUNTY, MARYLAND  
VICINITY OF 4208 EBENEZER ROAD  
ELECTION DISTRICT 11  
BALTIMORE COUNTY, MARYLAND

This Description is for Off-Street Parking in a Residential (DR5.5) Zone

Beginning for the same at a point on the North 43 degree 00 minutes 35 seconds East line of a parcel which was conveyed unto Baltimore County, Maryland from the Board of Education of Baltimore County by deed dated October 9, 1969 and recorded among the Land Records of Baltimore County in Liber 5067, folio 440, said point lying 13.00 feet measured from the beginning of the aforesaid line, the beginning of the aforesaid line being South 69 degrees 45 feet 55 inches East 466.87 feet, more or less from the intersection of the north side of Ebenezer Road extended to the centerline of Belair Road; thence leaving the point of beginning and running the following three courses, viz: (1) South 46 degrees 59 minutes 25 seconds East, 23.00 feet more or less; (2) North 43 degrees 00 minutes 35 seconds East, 110.00 feet more or less; (3) North 46 degrees 59 minutes 25 seconds West 23.00 feet more or less to a point lying 123.00 feet measured from the beginning of the aforesaid North 43 degrees 00 minutes 35 seconds East line of the property conveyed unto Baltimore County, Maryland, thence running with and binding reversely on said line, South 43 degrees 00 minutes 35 seconds West, 110.00 feet more or less to the point of beginning.

Containing 0.058 acres more or less and being a part of the land which by deed dated October 9, 1969 and recorded among the Land Records of Baltimore County, Maryland in Liber 5067, folio 440 was conveyed unto Baltimore County, Maryland.

KCI Job Order No 04-93008

C. Allen  
5-13-93

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11A Date of Posting: 5/11/93  
Posted for: Reclassification Special Exception - Variance  
Petitioner: Edith E. Scott Moore & Orsby S. Moore & Baltimore Savings Bank  
Location of property: 4208 Ebenezer Rd. NE10-G, P&L 5/11/93  
Location of Sign: Facing road on property to be reclassified  
Remarks: None  
Posted by: [Signature] Date of return: 5/12/93  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 5/20, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/20, 1993

THE JEFFERSONIAN,

S. Zake Orlov  
Publisher

NOTE: Posting Prepaid  
@ Advertising fees done directly between  
Petitioner and Newspaper.



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date  
5/13/93

Account: REC00000 001-6175

Number  
Item # 414 (WCR)  
Case #CR93-394-XA

RECLASSIFICATION PETITION	\$500.00
(Less than 2 acres within planned water & sewer service area)	
SPECIAL EXCEPTION (#050)	\$300.00
VARIANCE (#020)	\$250.00
SIGN POSTING (#080)	\$ 35.00
TOTAL	\$1,085.00

Legal Owner: Orsby S. Moore & Gladys E. Moore, Personal Representative for the Estate of F. Scott Moore  
Contract Purchaser/Lessor: Baltimore County Savings Bank, F.S.B.  
Attorney: David M. Meadows  
Address: 4208 Ebenezer Road  
District: 11c5

RECEIVED  
BALTIMORE COUNTY  
ZONING DEPARTMENT  
MAY 13 1993  
Please Make Checks Payable To: Baltimore County

Cashier Validation



RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
FROM D.R. 5.5 TO B.L.-C.S.A.  
ZONE AND PETITIONS FOR SPECIAL : OF BALTIMORE COUNTY  
EXCEPTION AND VARIANCE  
NE/S Ebenezer Rd., 316' SE of  
C/L Belair Rd., 11th Election  
District, 5th Councilmanic  
District.  
GLADYS E. MOORE, PERSONAL  
REPRESENTATIVE FOR THE ESTATE  
OF E. SCOTT MOORE AND ORMSBY  
S. MOORE, Legal Owners;  
BALTIMORE COUNTY SAVINGS BANK,  
F.S.B., Lessee.

ENTRY OF APPEARANCE

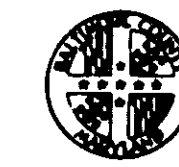
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 20th day of May, 1993, a copy of the foregoing Entry of Appearance was mailed to David M. Meadows, Esquire, Moore, Carney, Ryan & Lattanzi, 4111 E. Joppa Rd., Suite 201, Baltimore, MD 21236, Attorney for Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

MAY 14, 1993

NOTICE OF HEARING

CASE NUMBER: CR-93-394-XA

4208 Ebenezer Road  
11th Election District - 5th Councilmanic

Legal Owner(s): Ormsby S. Moore, Personal Representative Estate E. Scott Moore  
Lessee: Baltimore County Savings Bank, F.S.B.

Petition for Reclassification from an DR-5.5 zone to B.L.-C.S.A. zone.  
Petition for Special Exception for a use permit for the existing business parking in the adjacent residential zone constructed pursuant to a Lease Agreement with Baltimore County, Maryland dated November 6, 1985.  
Petition for Variance with regard to the existing 20 foot driveway in lieu of the current 22 foot standard required by the Zoning Regulations.

HEARING:  
LOCATION:

WEDNESDAY, JUNE 9, 1993 at 10:00 a.m.  
County Courthouse, Room 48  
400 Washington Avenue  
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS

cc: Baltimore County Savings Bank, F.S.B.  
David M. Meadows, Esq.

RECEIVED  
COUNTY BOARD OF APPEALS  
93 MAY 17 PM 1:27  
AGENDA  
ZONING ADVISORY COMMITTEE  
ROOM 301, COUNTY OFFICE BUILDING  
DISTRIBUTION MEETING OF MAY 17, 1993 - 2:30 p.m.  
NORMAL OR INFORMAL RESPONSE DUE AT MAY 24, 1993 MEETING

\*Distributed at Meeting  
\*Agenda Only  
\*Agenda and Petition  
\*Agenda, Petition and Plat

Distribution:

\*Zoning Commissioner's Office (Lawrence Schmidt); Mail Stop 2112  
\*ZADM, Development Control H.O. Hearing File (Gwendolyn Stephens)  
\*ZADM, Development Control Work File (Helene Kehring)  
\*ZADM, Development Management (David Flowers)  
\*ZADM, Development Management (Kurt Kugelberg)  
\*ZADM, Development Management (John Alexander)  
\*Bureau of Public Services, Developer's Engineering (Dennis A. Kennedy)  
\*Planning Office Director (David Fields)  
\*Planning Office (Ervin McDaniel)  
\*Recreation and Parks (Ronald Schaeffer); Mail Stop 52  
\*DEPRM (Larry Pilsen)  
\*DEPRM, Air Quality Management (Dave Filbert); Mail Stop 3404  
\*State Highway Administration, Access Permits Division (David N. Ramsey)  
\*Fire Prevention, Plans Review (Captain Pfeiffer); Mail Stop 1102F  
\*Dept. of Permits & Licenses, Building Plans Review (Dick Seim)  
\*Economic Development Commission, Business Development (Susan Brennan); M.S. 2M07  
\*Highways (Richard Cox); Mail Stop 1003  
\*Community Development (Amy Johanson); Mail Stop 1102M  
\*People's Counsel (Phyllis Friedman); Mail Stop 2010  
\*IF CRITICAL AREA, Maryland Office of Planning (Mike Norstrup)  
\*IF ELDERLY HOUSING, Community Development (Frank Welsh); Mail Stop 1102M

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with your office's or department's code, standards or regulations. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received by the committee within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency is not represented at the meeting, you should return your written comments to Zoning Administration and Development Management, Room 109, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1108), Attention: Helene Kehring. If you have any questions regarding these zoning petitions, please contact Helene or the Development Control planner (see initials after item number) at 887-3391 (FAX - 887-5708).

ZAC/AGEN (TXTSOPH)  
REVISED 4/14/93

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

May 14, 1993

TO: Baltimore County Zoning Plans Advisory Committee  
FROM: W. Carl Richards, Jr.  
Zoning Coordinator (887-3391)  
SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition  
Case Number CR93-394-XA  
Legal Owner: Gladys E. Moore, Personal Representative for the  
Estate of E. Scott Moore & Ormsby S. Moore  
Contract Purchaser: Baltimore County Savings Bank, F.S.B.  
Address: 4208 Ebenezer Road  
Description: NE/S Ebenezer Road, 316' SE of centerline Belair Road  
11th Election District; 5th Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON APRIL 15, 1993 AND BY RESOLUTION OF THE BALTIMORE COUNTY COUNCIL DATED MAY 3, 1993 (ATTACHED). PURSUANT TO SECTION 2-58.1(i) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF JUNE 9, 1993 AT 10:00 A.M. BECAUSE OF THE ACCELERATED PROCEDURE AND VERY EARLY HEARING DATE, YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS TO THIS OFFICE UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY OR MYSELF IMMEDIATELY.

WCR:scj

ZONING ADVISORY COMMITTEE  
MEETING OF MAY 17, 1993

Case Number: CR93-394-XA  
Item Number: 414  
Legal Owner: Gladys E. Moore, Personal Representative for the Estate of E. Scott Moore & Ormsby S. Moore  
Contract Purchaser: Baltimore County Savings Bank, F.S.B.  
Location: NE/S Ebenezer Road, 316' SE of centerline Belair Road (#4208 Ebenezer Road)  
Existing Zoning: D.R.-5.5  
Proposed Zoning: Reclassification to B.L.-C.S.A. Special Exception for a use permit for the existing business parking in the adjacent residential zone. Variance to permit the existing 20 foot driveway in lieu of the current 22 foot standard.  
Area: Parcel #1: .221 acre (Reclassification)  
Parcel #2: .058 acre (Parking)  
District: 11th Election District  
5th Councilmanic District

Baltimore County Government  
Planning Board

401 Bosley Avenue  
Towson, MD 21204

(410) 887-3211  
Fax (410) 887-5862

April 16, 1993

Hon. C.A. Dutch Ruppersberger, III  
Chairman, Baltimore County Council  
County Courthouse  
Towson, Maryland 21204

Re: Certification on Reclassification  
Petition - 4208 Ebenezer Rd.

Dear Councilman Ruppersberger:

At its regular monthly meeting on April 15, 1993, the Baltimore County Planning Board voted, in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the property at 4208 Ebenezer Road (Baltimore County Savings Bank, F.S.B.) is manifestly required.

Enclosed herewith is a copy of the report as approved by the Planning Board. The County planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely yours,

*David Fields*  
F. David Fields  
Secretary to the Planning Board

PDF/TD/mjm  
PBVOTE/TXTMJM

cc: Members, Baltimore County Council  
Merreen E. Kelly, Administrative Officer  
Thomas Peddicord, Jr., Legislative Counsel/Secretary  
Arnold Jablon, Director, ZADM  
William T. Hackett, Chairman, Board of Appeals  
Phyllis Cole Friedman, Chairman, People's Counsel  
David M. Meadows, Petitioner's attorney

93 APR 20 PM 4:07  
RECEIVED  
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Baltimore County Planning Board DATE: April 2, 1993  
FROM: P. David Fields, Director  
Office of Planning & Zoning  
SUBJECT: REQUEST FOR CERTIFICATION - 4208 Ebenezer Road  
Baltimore County Savings Bank F.S.B.

The attached letter from David M. Meadows, Esquire, on behalf of Ormsby S. Moore and Gladys E. Moore, Personal Representative for the Estate of E. Scott Moore, requests certification by the Planning Board of out-of-cycle action on a zoning petition for reclassification of the subject property from DR 5.5 to BL-CSA zone.

Section 2-356(i) of the Baltimore County Code authorizes the Planning Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by planning staff and without taking a position on the merits of the case, we recommend that the Board should certify that early action upon this zoning reclassification petition is required.

*David Fields*  
F. David Fields  
Director

PDF:JL:pat

Attachment

BALTOCO.SAV/TXTPAT

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: W. Carl Richards  
Zoning Office  
DATE: May 4, 1993  
FROM: Kathleen C. Weidenhammer  
County Board of Appeals  
SUBJECT: Out-of-Cycle Exemption-  
Reclassification Petition /  
4208 Ebenezer Road /Baltimore County Savings Bank F.S.B.  
Approval by Council Council and  
Date for Hearing before the Board

Carl:

Pursuant to Section 2-356(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Wednesday, June 9, 1993 at 10:00 a.m. in Room 49, Old Courthouse.

This petition for reclassification was approved for hearing out of cycle by the County Council at its May 3, 1993 meeting (a copy of Resolution 31-93 is attached for your information and file).

I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of June 9, 1993.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

Note to Gwen requesting case number on her copy.

bcc: People's Counsel for Baltimore County



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman DATE: June 2, 1993  
Baltimore County Board of Appeals

FROM: Arnold F. "Pat" Keller, III  
Deputy Director  
Office of Planning & Zoning

SUBJECT: CASE NO. CR-93-394XA / Gladys E. Moore, Personal  
Representative for the Estate of E. Scott Moore and Ormsby  
S. Moore (Baltimore County Savings Bank F.S.B., Lessee)

At its regular monthly meeting on April 15, 1993, the Baltimore County Planning Board voted in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the Petition for zoning reclassification of the subject property was manifestly required.

The County Council unanimously approved a Resolution approving the Planning Board's certification on May 3, 1993.

Enclosed herewith is a copy of the report of the Office of Planning and Zoning.

*Pat Keller*  
Arnold F. "Pat" Keller, III

AFK/JL/lw  
DGC9339.4XA/TXTLLF  
Enclosure



County Council of Baltimore County  
Court House, Towson, Maryland 21204  
(410) 887-3196  
Fax (410) 887-5791

Berchie L. Marley  
Fifth District  
Melvin G. Mintz  
Second District  
Charles A. Ruppensberger, III  
Third District  
Douglas B. Riley  
Fourth District

Vince Gardina  
Fifth District  
William A. Howard, IV  
Sixth District  
Donald C. Mason  
Seventh District  
Thomas J. Peddicord, Jr.  
Legislative Council/Secretary

May 4, 1993

Mr. William T. Hackett, Chairman  
Baltimore County Board of Appeals  
Court House  
Towson, Maryland 21204

Dear Mr. Hackett:

Attached please find a copy of Resolution 31-93 to approve the Planning Board's certification that the zoning reclassification petition filed by the Personal Representative of the Estate of E. Scott Moore for the benefit of Baltimore County Savings Bank, F.S.B., Lessee, for the property and building located east of the intersection of Joppa Road and Belair Road in Perry Hall, which building houses the headquarters of the bank (4208 Ebenezer Road) and is situated in the Fifth Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 (c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

This Resolution was unanimously approved by the six Councilmembers present at the May 3, 1993 meeting and is being forwarded to you for appropriate action.

Sincerely,

*Thomas J. Peddicord, Jr.*  
Thomas J. Peddicord, Jr.  
Legislative Council/Secretary

TJP:dp  
R3193/DAPTUP  
Enclosure

6-09-93

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
LEGISLATIVE SESSION 1993, LEGISLATIVE DAY NO. 2  
RESOLUTION NO. 31-93

MR. VINCENT J. GARDINA, COUNCILMAN

BY THE COUNTY COUNCIL, MAY 3, 1993

A RESOLUTION to approve the Planning Board's certification that the zoning reclassification petition filed by the Personal Representative of the Estate of E. Scott Moore for the benefit of Baltimore County Savings Bank, F.S.B., Lessee, for the property and building located east of the intersection of Joppa Road and Belair Road in Perry Hall, which building houses the headquarters of the bank (4208 Ebenezer Road) and is situated in the Fifth Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 (c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated April 15, 1993, has certified that early action on the Petition for Zoning Reclassification filed by the Personal Representative of the Estate of E. Scott Moore for the benefit of Baltimore County Savings Bank, F.S.B., Lessee, requesting a reclassification of the above described property would be in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-356(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-356.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed by the Personal Representative of the Estate of E. Scott Moore for the benefit of Baltimore County Savings Bank, F.S.B., Lessee, be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

R03193/RES93

- 2 -

CASE NO. CR 93-394-XA

PETITIONER:

Gladys E. Moore, Personal Representative for the Estate of  
E. Scott Moore and Ormsby S. Moore (Baltimore County Savings Bank  
F.S.B., Lessee)

REQUESTED ACTION:

Reclassification of a portion of a parcel from DR 5.5 to  
B.L.-C.S.A., a use permit for existing parking in an adjacent  
residential zone, and a variance from Section 409-4 of the  
Baltimore County Zoning Regulations to permit a 20' existing  
driveway in lieu of the 22' required width.

EXISTING ZONING:

D.R. 5.5

LOCATION:

Northeast side of Ebenezer Road, 316 feet southeast of the  
centerline of Belair Road (4208 Ebenezer Road)

AREA OF SITE (SUBJECT TO RECLASSIFICATION):

.221 AC±

ZONING OF ADJACENT PROPERTY/USE:

North: D.R. 5.5, Public Service (Perry Hall Elementary School)  
South: B.L.-C.C.C., Commercial (Perry Hall Square Shopping  
Center)  
East: D.R. 5.5, Public Service (Baltimore County elevated  
water tank and Perry Hall Middle School)  
West: B.L.-C.S.A., Commercial

SITE DESCRIPTION:

The portion of the petitioner's property which is the subject of  
the rezoning request is the eastern half of a 0.476 acre parcel.  
The western half of the petitioner's parcel (0.255 acre) is zoned  
B.L.-C.S.A. while the eastern half (0.221 acre) is zoned D.R.  
5.5. The entire parcel is improved with a two-story, 8,000  
square foot building and accessory parking. The building was  
constructed in 1974, and it is occupied by the Baltimore County  
Savings Bank.

The petitioner is currently leasing property from Baltimore  
County for 11 additional parking spaces. The leased property is

located adjacent to the east side of the petitioner's parcel.  
This adjacent property is zoned D.R. 5.5 and the petitioner is  
requesting a use permit for the existing business parking.

PROPERTIES IN THE VICINITY:

The character of the surrounding area is commercial and  
institutional. The petitioner's property is bounded on the north  
and the east by land owned by Baltimore County which is zoned  
D.R. 5.5 and contains an elevated water tank, the Perry Hall  
Elementary School, and the Perry Hall Middle School. To the  
west, land between the petitioner's property and Belair Road is  
zoned B.L.-C.S.A. and is improved with another bank and an  
automotive service station. Land to the south, on the opposite  
side of Ebenezer Road, is zoned B.L.-C.C.C. and is improved with  
the Perry Hall Square Shopping Center.

WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated  
W-1, S-1 (existing service area) according to the Master Water  
and Sewer Plan.

TRAFFIC AND ROADS:

The property fronts on and is directly accessible from Ebenezer  
Road, a minor arterial. The property is located approximately  
300 feet from the intersection of Ebenezer Road and Belair Road,  
a major signalized intersection.

ZONING HISTORY:

The petitioner's property has been split zoned B.L.-C.S.A.  
and D.R. 5.5 since at least 1976.

MASTER PLAN/COMMUNITY PLANS:

The subject site is located in the Perry Hall-White Marsh growth  
area. The property is designated "Mixed Use, Commercial" on the  
eastern sector land use map, and the Growth Management Map  
indicates that the property is located in an "Urban Center".

PROPOSED VS. EXISTING ZONING:

Regulations governing the B.L. zone may be found in Section 230  
of the Baltimore County Zoning Regulations. The D.R. zone  
regulations are addressed in Section 1B01, and the C.S.A.  
district designation is outlined in Section 259.2E. of the  
Baltimore County Zoning Regulations.

DOCUMENTED SITE PLAN:

A documented site plan (DSP) has been submitted for that portion  
of the petitioner's property which is currently zoned D.R. 5.5.

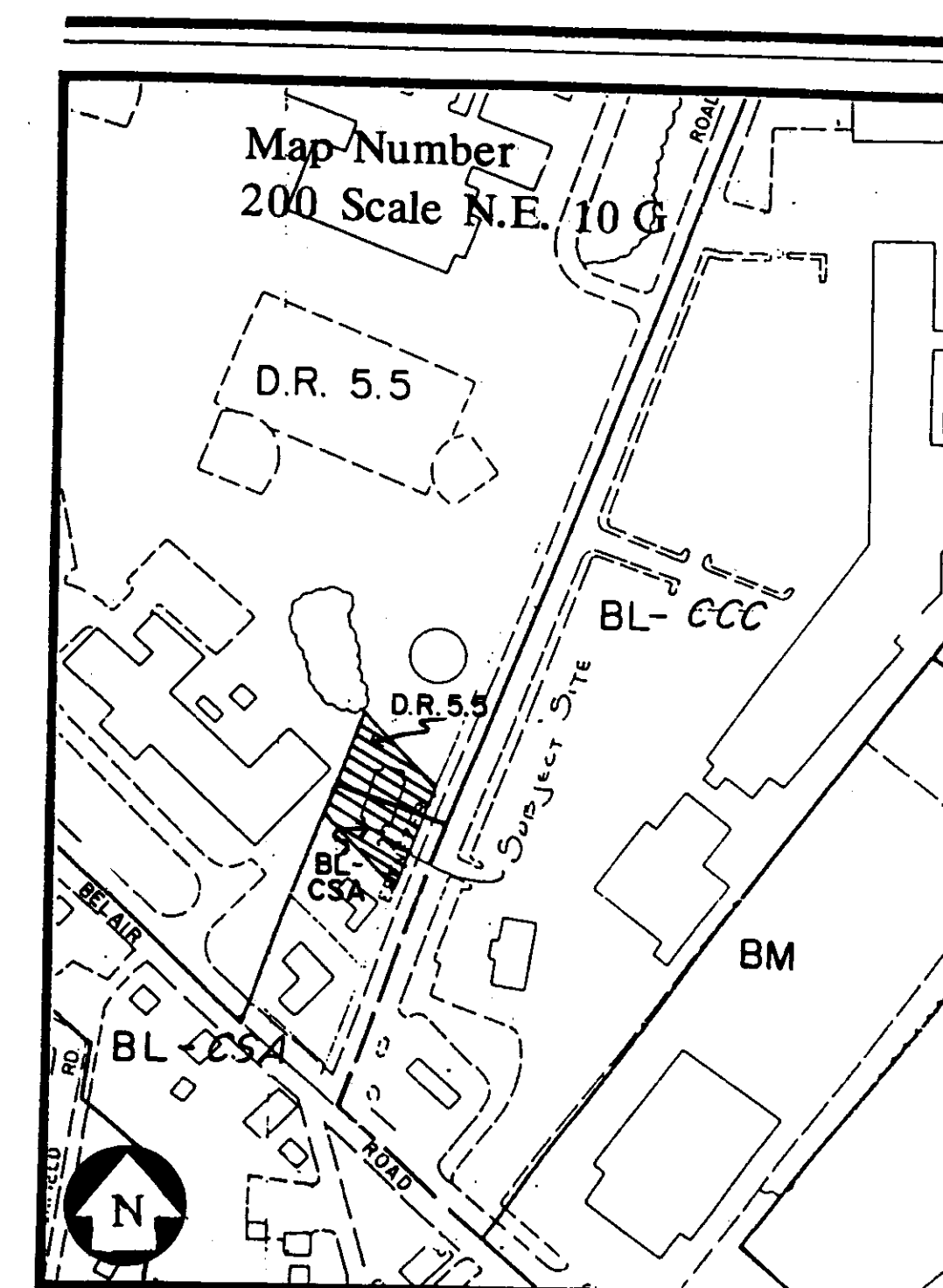
The DSP shows the existing improvements on the petitioner's  
entire property. Except for the re-stripping of the front  
parking spaces and the off-site parking spaces, the DSP reflects  
existing improvements. The DSP does not identify a specific type  
of use for the property.

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

The Office of Planning and Zoning recommends approval of the  
petitioner's request for rezoning. Approximately half of the  
petitioner's property is zoned B.L.-C.S.A. Rezoning the other  
half from D.R. 5.5 to B.L.-C.S.A. would result in the unified  
classification of a parcel of land which is already fully  
developed and has been used for commercial purposes since 1974.  
Furthermore, the proposed rezoning is consistent with the  
Baltimore County Master Plan, and rezoning should not have any  
negative impact on adjacent properties.

The Office of Planning and Zoning also recommends approval of a  
variance for the 20' wide driveway and approval of a use permit  
for the eleven parking spaces located on the adjacent property in  
a D.R. 5.5 zone. The driveway and the parking spaces have been  
in existence for a number of years. It appears that the driveway  
provides satisfactory vehicular access, and the parking spaces  
meet the requirements for business parking in residential zones  
specified in Section 409.8-B.2 of the Baltimore County Zoning  
Regulations.

DGC9339.4XA/TXTLLF



Location of Property Under Petition

Scale: 1"=200'



1 301 529 1672 TOTAL P.06 09-11-93 02:44PM P006 #2





ENVIRONMENTAL IMPACT STATEMENT  
BALTIMORE COUNTY SAVINGS BANK

May 1993

DEPOSITION  
EXHIBIT

This Environmental Impact Statement has been prepared in accordance with Baltimore County Zoning Regulations (Bill No. 46, 1979).

BALTIMORE COUNTY  
SAVINGS BANK

P.O. BOX 397, PERRY HALL, MD. 21128  
MORTGAGE DEPARTMENT (410) 256-7830

CR93-394-XA

March 12, 1993

Shirley Murphy  
Chief - Bureau of Land Acquisition  
1111 W. Chesapeake Avenue  
Room 300A  
Baltimore, MD 21204

RE: Lease of Water Tower Property  
Adjacent to 4208 Ebenezer  
Road Bldg. #959

Dear Ms. Murphy:

Baltimore County Savings Bank would like to extend its lease for an additional 15 years on the above referenced property. The lease was originally signed November 6, 1985 with one extension to November 14, 1995. The new expiration will be November 14, 2010.

Very truly yours,

Wm. M. Loughran  
Vice President

WML:ler

cc: Michael J. Dietz



Additional Offices

BEL AIR - 517 Bel Air Plaza, 836-7100  
YORK ROAD - 8528 York Road, 527-3660  
TOWSON - 105 W. Chesapeake Ave., 825-5878  
TIMONIUM - 2165 York Road, 561-0580

DUNDALK - 1736 Merritt Blvd., 288-4700  
SEVERNA PARK - 537 Ritchie Hwy., 244-3200  
ARbutus - 1094 Maiden Choice Ln., 242-0737  
CATONSVILLE - 728 N. Rolling Rd., 741-6600

